# City of Rowlett

## Meeting Minutes

### City Council
### Planning and Zoning Commission

*City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.*

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| **Thursday, June 9, 2011** | **6:30 P.M.** | **Municipal Building – 4000 Main Street** |

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**Council Present:** Mayor Pro Tem Gottel, Deputy Mayor Pro Tem Jackson, Councilmember Phillips, Councilmember Davis and Councilmember Gallops

**Council Absent:** Councilmember Kilgore

**Commission Present:** Chairman Sheffield, Commissioner Crawley, Commissioner Charles, Commissioner Alexander, Commissioner Cigainero, Alternate Commissioner Kittrell and Alternate Commissioner Pankratz

**Commission Absent:** Vice-Chairman Landry and Commissioner Peebles

## 1. CALL TO ORDER

**1A.** City Council

Mayor Pro Tem Gottel called the meeting to order at 6:34 p.m.

**1B.** Planning and Zoning Commission

Chairman Sheffield called the meeting to order at 6:34 p.m.

## 2. WORK SESSION ITEM

**2A.** The consultant team led by Hellmuth, Obata & Kassabaum, LP (HOK) will provide the City Council and Planning and Zoning Commission with an update and request a general consensus regarding the Realize Rowlett 2020 visioning process.

Staff gave a brief introduction of the Realize Rowlett 2020 project. Spoke regarding the next steps in the visioning process.

Mark Bowers, HOK Project Manager, stated the purpose of the initiative is to:
- To understand the community's future vision for Rowlett
- To establish a roadmap for achieving the community's future vision

Spoke regarding the process overview and highlighted the key steps:
- Public and Stakeholder Engagement
- State of the City
- Scenario Building (Charrette)
- Preferred Vision Framework

Karen Walz, Strategic Community Solutions, spoke regarding the stakeholder involvement and the results of the various meetings, workshops, online surveys and the charrette.

Mr. Bowers spoke regarding the various responses that were received from the public when posed with questions at the April 25th Open House. Spoke concerning the land use pattern and the infrastructures for each of the scenario study areas.

Ms. Walz spoke regarding the results from the keypad polling that occurred during the May 21st Charrette.

Mr. Bowers asked the Council and the Commission to provide feedback regarding the process and the outcome from the various meetings.

Members of the Council and the Commission provided the following feedback:
- The City must get the right type of development in the right area.
- The need to have 'connectors' between the areas in the City.
- Are we making any mistakes? Look at what hasn't worked in other cities.
- Must offer a feel and sense of community.
- There is but one opportunity to do this right with the community involvement.
- What are the generators of each scenario area?
- The community will need to look closely at density.
- Must look at the market relating to feasibility and timing.
- What are the lessons to be learned from other developments?
- Must show caution with the development of high density of apartments.
- Must have something to draw the young adults.
- Need variety to attract development.
- Need consistency to attract and keep businesses in the City.

- Must fix the Rowlett Development Code to ensure it is 'business-friendly'.
- Must have a community for all stages in life.
- It will take investments to create a future.
- Need for a walkable community.
- Noted the difficulties of having numerous landowners.
- It will strain the current infrastructure and school districts.
- Must have compatible businesses; not competing businesses.

Mr. Bowers stated there is a cost associated with each scenario; must create a strategy to create a tax base to provide for future development.

Ms. Walz spoke regarding 'Guiding Principles'. Stated the Guiding Principles reflect the input received from the community. The draft Guiding Principles are as follows:
1. Protect and enhance existing neighborhoods.
2. Grow the City's economy through diversification of job and business opportunities.
3. Make Rowlett a community that is attractive to people at all stages of their lives.
4. Invest in places of lasting value and distinctive character.
5. Maximize the benefits of major public infrastructure investments (existing and planned).
6. Use Lake Ray Hubbard and Rowlett's natural assets to create a distinctive identity and the quality of life desired by the community.
7. Diversify mobility options within the City and connect activity areas.
8. Create centers with a mix of activities at key locations in Rowlett.
9. Balance growth through efficient development patterns.
10. Catalyze support for quality educational resources able to meet the needs of Rowlett residents throughout their lives.
11. Anticipate trends and position Downtown and commercial corridors for an appropriate scale of investment and reinvestment.
12. Fund public investment that leverages desired private investment.
13. Ensure that Realize Rowlett 2020 is a statement of the City's policy for future development and investment.

Consensus was reached with the member of the Council and the Commission with regards to moving forward with the draft Guiding Principles.
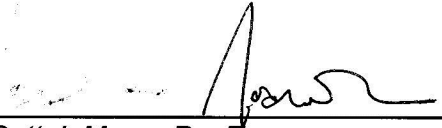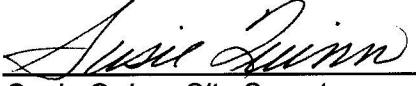

## 3. ADJOURNMENT

**3A.** City Council

Mayor Pro Tem Gottel adjourned the meeting at 8:36 p.m.


**3B.** Planning and Zoning Commission

Chairman Sheffield adjourned the meeting at 8:36 p.m.

_Todd Gottel, Mayor Pro Tem_

Date Approved: _July 19, 2011_

_Susie Quinn, City Secretary_